



# Westfield–Washington Township

## Advisory Plan Commission

Minutes of the Monday, November 1, 2021 Meeting

Presented for approval: November 15, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.  
on Monday November 1, 2021 at Westfield City Hall.

### Active Links for this Meeting:

**November 1, 2021 BZA Agenda & Exhibits**

**November 1, 2021 YouTube Video**

*Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.*

### **OPENING OF MEETING**

*YouTube Time: 0:12*

**ROLL CALL:** Noted presence of a quorum.

**Commissioners Present In-Person:** Kristen Burkman, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Commissioners Present Virtually:** None

**Commissioners Absent:** Matthew Deck.

**City Staff Present in Person:** Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Rachel Riemenschneider, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Beth Copeland with Taft Stettinius & Hollister LLP.

### **APPROVAL OF MINUTES**

- October 18, 2021 APC Minutes.

Motion: McCarty motioned to approve the October 18, 2021 APC minutes as presented.

Maue seconded. Motion passed. Vote 8-0.

### **APPROVAL OF 2022 SCHEDULE OF MEETINGS**

Motion: Kelleher motioned to approve 2022 Schedule of APC Meetings.

Burkman seconded. Motion passed. Vote 8-0.

### **REVIEW OF RULES AND PROCEDURES**

Howard reviewed the meeting rules and procedures.

### **CONSENT AGENDA ITEMS**

*No Consent Agenda Items*

*Agendas for all City meetings are updated and available at our website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

## **ITEMS OF BUSINESS**

*No Items of Business*

## **PUBLIC HEARING ITEMS**

### **2111-ODP-24**

### **2111-SPP-24**

### **[PUBLIC HEARING]**

*YouTube Time: 4:37*

### **Sycamore Glen**

*South of & adjacent to 159th St & west of Towne Road*

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Petitioner Presentation

Public Hearing for 2111-ODP-24 & 2111-SPP-24 opened at 7:07 p.m.

- No Public Comments.

Public Hearing for 2111-ODP-24 & 2111-SPP-24 closed at 7:10 p.m.

### **2111-PUD-26**

### **[PUBLIC HEARING]**

*YouTube Time: 15:24*

### **Landing 161 PUD**

*West of & adjacent to US 31/North of & adjacent to E 161st Street*

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Petitioner Presentation

Public Hearing for 2111-PUD-26 opened at 7:26 p.m.

- Two Public Comments.

Public Hearing for 2111-PUD-26 closed at 7:33 p.m.

### **2111-PUD-27**

### **[PUBLIC HEARING]**

*YouTube Time: 57:40*

### **TowneRun PUD**

*Northwest corner of Towne Rd & West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

*(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))*

Petitioner Presentation

Public Hearing for 2111-PUD-27 opened at 8:10 p.m.

- Three Public Comments.

Public Hearing for 2111-PUD-27 closed at 8:19 p.m.

### **2111-PUD-28**

### **[PUBLIC HEARING]**

*YouTube Time: 1:46:28*

### **Courtyards at Spring Mill PUD District**

*East side of Spring Mill Road, north of SR 32, south of 186th Street*

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

*(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

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Petitioner Presentation

Public Hearing for 2111-PUD-28 opened at 8:56 p.m.

- No Public Comments.

Public Hearing for 2111-PUD-26 closed at 8:57 p.m.

**ITEMS CONTINUED TO A FUTURE MEETING**

**2008-PUD-09**

**[CONTINUED]**

**Northpoint II PUD**

*North side of SR 38 between Anthony Road and Hinkle Road*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2101-ZOA-01**

**[CONTINUED]**

**Unified Development Ordinance Amendment**

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

*(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

**2108-ODP-18 &**

**2108-SPP-18**

**[CONTINUED]**

**Highlands Latin School**

*3810 W 146th Street*

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

*(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))*

**2108-PUD-21**

**[CONTINUED]**

**Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2108-PUD-22**

**[CONTINUED]**

**Urban Apples PUD**

*18326 Spring Mill Road*

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2110-PUD-24**

**[CONTINUED]**

**Hittle at ThirtyOne PUD Amendment I**

*West of and Adjacent to US 31 and South of 191st Street*

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

*(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

## **REPORTS/COMMENTS**

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

## **ADJOURNMENT**

*YouTube Time: 2:35:15*

McCarty motioned to adjourn the meeting.

Burkman seconded.

Motion passed. Vote 8-0.

The meeting adjourned at 9:35 p.m.

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary